

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – May 19, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, May 19, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Dave Gordon, Sherry Harding, Dave Johnson, Larry Smith, Nick Caprioli, Dick Rodenbach, Matt Connell Atty. Tim McManus, Engineer Chris McDermott and David Albright (Township Manager).

Absent: None

The **Pledge of Allegiance** to the Flag was led by Matt Connell.

Minutes. On motion made by Nick Caprioli, seconded by Dave Johnson, it was voted to approve the minutes of April 21, 2010 meeting, as distributed. (7-0)

Guest Speakers

Ann Hutchinson and Rick Tralies were present from the Natural Lands Trust. Mrs. Hutchinson presented “Reinventing commercial strips” as it pertains to Chestnuthill Township. Members from the Board of Supervisors, and the Zoning Hearing Board were present in addition to the Planning Commission. The slide presentation showed how parking should be located to the side or rear with appropriate setbacks, architecture, landscaping and sidewalks. Questions and answers followed.

Submittals.

The Kinsley Group Family Limited Partnership. (Final LDP) Lou Cozza from Niclaus Engineering (Plan date 5/4/10) presented the final plan which was in for submittal and review. On a motion made by Dave Johnson and seconded by Nick Caprioli it was voted to accept the plan for review (7-0). Chris McDermott had also prepared a plan review letter (Dated 5/19/10) since the final plan was substantially the same as the preliminary plan. Resident Bob Reeder made a comment that the developer should not be allowed to leave the Phase II area in dirt and that it should be re-landscaped in the interim. On a motion made by Dick Rodenbach and seconded by Dave Johnson it was voted to recommend the plan for approval conditioned upon meeting the deficiencies listed in Chris McDermott’s review letter date 5/19/10 (7-0). (Accepted 5/19/10) **(90-day review ends 8/19/10)**(Plan date 5/4/10)

Plan Review.

Christman, Mary Estate (formerly Hottenstein, Ester Estate) (Minor Subdivision) It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (7-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) **(open ended waiver 1/26/07)** (Rev. 1/8/07) **(SEO: planning module must be updated)**

Regency Plaza. (Revised Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan tonight. (7-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09) (**SEO:** under review by the Township Solicitor)

Murphy, Neal & Shirley (Minor Subdivision) Robert Beers. It was asked via phone to table this plan tonight.(7-0) (Plan date 7/29/09) (**open ended waiver 4/27/10**) (**SEO:** testing complete, the planning module does not comply with chapter 93.4a “existing use protection for surface waters” and 93.4(b) (2) (i) “that cost effective and reasonable best management practices for non-point service controls are achieved”)

Sketch Plan

Dallas BHV, LLC. (Sketch Plan) Bergmann and Associates. Rich Hewitt, Robert Switala Eng. and David Williamson Esq. were present on behalf of the sketch plan for retail commercial land development on the property located along SR 209 next to the WaWa. The project representatives review their sketch and indicated that they had met with PADOT and are proposing a right in/right out only onto SR 209, with a rear entrance to Bond Lane. The Planning Commission members asked about the potential to share an access with the WaWa and the potential to place the parking along the side of the building and not out front. Ann Hutchinson from the Natural Lands Trust also provided the developer with a proposed site layout to improve the look in the Brodheadsville village area.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Dave Johnson it was voted to adjourn at 8:26 p.m. (7-0)

Respectfully submitted,

David Albright,
Township Manager